

CRANBROOK & SISSINGHURST PARISH COUNCIL
MINUTES OF THE PLANNING & PRESERVATION COMMITTEE
HELD ON 7TH JANUARY 2020

Declaration of Interests, Dispensations, Predetermination or Lobbying:

Members are required to declare any interests, dispensations, predetermination or lobbying on items on this agenda. Members are reminded that changes to the Register of Interests should be notified to the Clerk.

Present: Cllr. Smith (in the Chair), Cllrs. Fermor, Gilbert, Hatcher and Kings.

Apologies: Cllr. Bunyan

All Members present declared that they had been lobbied by Cllr. Hartley regarding application 19/03265/FULL

PLANNING APPLICATIONS:

19/03359/OUT

Land East of Oak Tree Farm, The Common, Sissinghurst, Cranbrook, Kent

Outline (Appearance, Landscaping, Layout and Scale Reserved) - Erection of up to 31 dwellings, including associated development and new access

The Parish Council recommended REFUSAL for the following reasons:

- a) Outside the Limits to Built Development
- b) Lack of master planning with adjacent sites and other sites in the village.
- c) Low percentage of affordable housing.

Proposed by Cllr. Gilbert, seconded by Cllr. Fermor and agreed.

19/03428/FULL

Jubilee, Tenterden Road, Cranbrook, Kent TN17 3PA

Single storey side extension, alterations (including to roof and fenestration) & new cladding to existing walls.

The Parish Council recommended APPROVAL.

Proposed by Cllr. Smith, seconded by Cllr. Fermor and agreed.

19/03265/FULL

The Old Nursery, The Common, Sissinghurst, Kent TN17 2HT

Change of use and conversion of existing former storage building to residential use with associated landscape works.

The Parish Council recommended REFUSAL for the following reasons:

- a) Loss of business in a rural area.
- b) Building currently in use so effectively not redundant.
- c) Site adjacent to existing business premises
- d) Outside Limits to Built Development.

Proposed by Cllr. Smith, seconded by Cllr. Fermor and agreed.

19/03512/FULL & 19/03513/LBC

Golford Gate, Golford, Cranbrook, Kent TN17 3NX

Proposed single storey rear extension to form garden room including internal alterations.

The Parish Council recommended APPROVAL subject to the views of the Conservation Architect.

Proposed by Cllr. Fermor, seconded by Cllr. Kings and agreed.

19/03443/FULL & 19/03444/LBC

Bettenham Manor, Bettenham Lane, Biddenden, Kent TN27 8LT

Conversion of the threshing barn for ancillary residential use, the repair of two historic outhouse ranges; the Byre (for storage) and Wood store (as part store and part plant room) and the addition of 3 new ancillary residential buildings; the pool house, the dining barn and a garage.

The Parish Council recommended APPROVAL, subject to the view of the Conservation Architect. Proposed by Cllr. Smith, seconded by Cllr. Kings and approved.

19/03524/FULL & 19/03525/LBC

Forge Farm, Glassenbury Road, Cranbrook, Kent TN17 2QE

Proposed demolition of existing single storey north outshut attached to house. Proposed single storey extension to the east and north of house. Proposed internal and external alterations to house. Proposed 2 x rooflights through existing roof of house. Proposed conversion of existing barn/garage into habitable ancillary outbuilding. New garage/storage building and adjoining field access gate. Replacement of existing vehicular entrance gates with wider gates and safer driveway access from road. New chestnut palling fence within existing hedge on boundary with Glassenbury Road.

The Parish Council recommended APPROVAL, subject to the view of the Conservation Architect. Proposed by Cllr. Hatcher, seconded by Cllr. Gilbert and approved.

TURNDEN ADVISORY GROUP:

Notes of the Turnden Advisory Group held on 19th December 2019.

Members discussed the notes of the meeting, a copy of which are attached to these minutes. The Committee expressed appreciation to the group for all their hard work to get the very best out of this development on behalf of the community.

CORRESPONDENCE:

The Chairman of the Parish Council sought the views of the Planning and Preservation Committee regarding a draft letter he was proposing to send to Stephen Baughen, Berkeley and Persimmon and Ronnie Todd Young. The letter was requesting a single study using real data for rainfall in Cranbrook, as part of a masterplan for the whole Crane Valley. The draft letter also requested that Transport/ Access/ Footpath/ Cycle Paths also needed to be part of the masterplan. The Committee fully endorsed and agreed the draft letter as filed with these minutes should be forwarded to recipients listed above.

ALLOCATION OF APPLICATIONS:

Cllrs. Gilbert and Hatcher agreed to present an application at the next meeting.

DECISIONS:

Cllr. Smith read out the decisions received from the Borough Council.

ITEMS FOR INFORMATION:

Notes of Meeting of Turnden Advisory Group with Berkeley Homes Representatives
19/12/19

Present: Alex Davies, Rob Franks, Nick Davies (Berkeley Homes), Liz Daley, June Bell, Annie Hopper

There was a question about the status of the Neighbourhood Plan and site assessments. Berkeley Homes were informed of the situation as it stands and that TWBC would be making site allocations with the Neighbourhood Plan working to provide site specific requirements.

The group was reminded that the population of the Parish is about 7500.

The delisting of the farmhouse is ongoing with Berkeley engaging with Historic England and TWBCs Conservation Officer.

The second site access is likely to go in to the site early to facilitate construction traffic and anticipated build sequence.

Question as to why the Scoping on line has a discrepancy in figures (134) with the proposed development (165). Scoping is a voluntary undertaking and is just 'scoping' to inform the Environmental Impact Assessment which Berkeley will submit along with the planning application. It is also noted that there are boundary discrepancies between different documents.

The density of the proposed development is now 35 per net developable hectare.

Action There is a discrepancy in the access location between the Milestone drawings and the Berkeley drawings. Berkeley will investigate this. The proposed access has been informed through pre-application discussions with Kent County Council highways.

Comment There are 6 entrances in 200m serving 400+ houses, Turnden Road and the High Street, on to the A229 which is known locally as a very dangerous and fast road with little to prevent speeding traffic.

Action This will be raised by the TAAG group with Vicki Hubert at Highways.

There are 2 pedestrian refuges proposed across the road although it is unlikely that they will be used because of where they are sited.

Pedestrians will be able to access the town through the site and using a path below the road level and behind a hedge. The existing footpath, adjacent to Hartley Road and in front of the site, is proposed to be widened as part of the planning application.

Question Where will students attending High Weald Academy from the site, cross the road? It is expected that there are further refuges in proximity to the BKF site and the top of the High Street.

Question What is being done to mitigate the effects of vehicle lights exiting the site on houses on Orchard Way? (Question arose after the meeting)

There was a discussion about mud being brought to the A229 by construction traffic leaving the site. This will be mitigated by jet-washing of undersides (as far as is practicable) and temporary fixed vehicle washers on site. In addition road sweepers will be employed.

A CEMP will be submitted to and approved by TWBC prior to works commencing.

The Site Plan

The number of 2 and 3 bed dwellings has been increased to reflect the local need. There are more dwellings in the Help to Buy range up to £438 000. It was pointed out that even with Help to Buy, these remain unaffordable. There is an intention to advertise the properties locally in the first instance. Berkeley considered the purchaser profile to be predominantly a local market.

The road alignment and SUDS have been revisited.

The Tanners Lane connection will be reinstated.

The site is split in to character areas.

There are some flats up to 3 stories and there is potential for some houses may extend in to the roof space.

There is an increase in courtyard parking to remove cars from the street scene. The shared public spaces are all overlooked by houses and permeability of movement across the site has been addressed.

Locations within the site have been identified for 'landmark buildings' such as apartment building, houses with enhanced elevation treatments etc. **Where? What makes these buildings 'landmark?'**

There will be a public exhibition following submission of the planning application. This exhibition is likely to be held in February 2020.

It is anticipated that an application will be submitted at the end of January / early February 2020 and that the scheme will come before the Planning Committee in about May and the building will commence shortly thereafter. The TAAG team reminded Berkeley that there will be considerable objection to the scheme.

Play space is being increased. **Request** for some appropriate planting to make 'exploring' the area interesting for children. (Cornus suggested, eg Midwinter Fire)

Request for a type of jetty to allow overlooking of the water area.

The margins of the ponds will be shallow and planted to allow access from the edges and to encourage biodiversity.

There is no intention at this point to install underground water tanks.

There was discussion about the grass planting and a reminder that monoculture green lawns are not characteristic of the area and are not a good habitat.

Request to look at planting within the courtyard spaces (See trees planted within hard surfaces at entrance to Hilbert and Grosvenor Park)

Request for a number of outside seating benches, particularly near the flats or areas where residents would have little or no garden space.

How is 'net gain' calculated? Looking at the Defra calculator score prior to building and then revisiting it afterwards. An assessment will be submitted by Berkeley as part of the planning application.

There will be a permissible path to the PROW at the West of the site.

Request from the last meeting, to see plans and elevations of proposed properties.

Wiring will be ready in properties for residents to install car charging points.

There will be a number of shared vehicle charging points in visitor spaces for use by residents and the wider community of Cranbrook.

Tunbridge Wells does not have a policy on this.

There will be solar panels on rooves. After the meeting, Berkeley confirmed that depending upon the electricity supplier, the electricity generated is generally returned to the grid and the homeowner receives a commensurate reduction in their bill. Alternatively the electricity generated is used directly by the homeowner and the surplus goes back to the grid with the homeowner then benefitting from a reduced bill commensurate with the electricity returned.

'Methods for harvesting rainwater for re-use', are water butts. **Request** attention should be given to maximizing capacity relative to house size. Also to shape and appearance of the butts.

Acoustic equipment has been on site and noise levels may need to be mitigated. By, for example, acoustic fencing.

Rob has already sent response forms and engagement documents as requested.